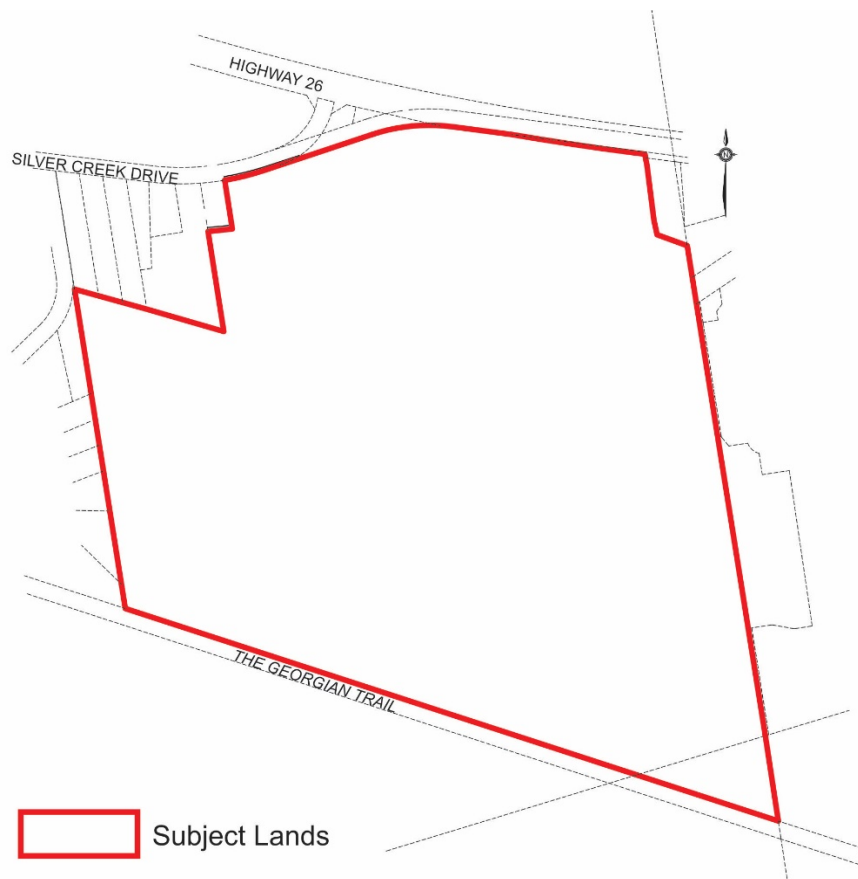


**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO. 2019-_____**

By-law No. 2019-_____ is a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from Residential First Density Exception Twelve – R1-12 Zone, (Holding Zone 1) Rural Exception Three – (H1)RU-3, Rural - RU, and Environmental Protection - EP Zones to Residential Third Density Exception AA – R3-AA, Residential Third Density Exception BB – R3-BB, Residential Third Density Exception CC – R3-CC, and Environmental Protection - EP Zones. The effect of the proposed Zoning By-law Amendment is to implement the development of 88 Single Detached Dwellings, 30 Semi-Detached Dwellings, 52 Townhouse Dwellings situated in 13 blocks, a stormwater management facility, and Environmental Protection Areas.



BY-LAW NO. 2019-_____
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD

BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE
PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the uses of land, buildings or structures within defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-40 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-40 and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held on _____, _____ and that a further public meeting is not considered necessary in order to proceed with this Amendment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A' – Map 2 of Collingwood Zoning By-law No. 2010-40, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule 'A', affixed hereto and forming part of this By-law, by re-zoning said lands from Residential First Density Exception Twelve – R1-12 Zone, (Holding Zone 1) Rural Exception Three – (H1)RU-3, Rural - RU, and Environmental Protection - EP Zones to the: Residential Third Density Exception AA – R3-AA, Residential Third Density Exception BB – R3-BB, Residential Third Density Exception CC – R3-CC, and Environmental Protection - EP Zones.
2. **THAT** Section 6.5 titled 'Residential Exception Zones' of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Residential Third Density Exception AA – R3-AA Zone in proper sequence, as follows:

“Residential Third Density Exception AA – R3-AA

Uses shall be limited to Semi-Detached Dwellings and Townhouse Dwellings.

The following zone exceptions shall apply:

Maximum Lot Coverage (other than a bungalow): 50%
An end unit of a townhouse shall have a minimum interior side yard of 1.2 m.
For a street townhouse the minimum lot area shall be 170 m² and the minimum lot frontage shall be 6.1 m.

3. **THAT** Section 6.5 titled ‘Residential Exception Zones’ of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Residential Third Density Exception BB – R3-BB Zone in proper sequence, as follows:

“Residential Third Density Exception BB – R3-BB

Uses shall be limited to Single Detached Dwellings.

The following zone exceptions shall apply:

Maximum Lot Coverage (bungalow and other than a bungalow): 50%

4. **THAT** Section 6.5 titled ‘Residential Exception Zones’ of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Residential Third Density Exception CC – R3-CC Zone in proper sequence, as follows:

“Residential Third Density Exception CC – R3-CC

Uses shall be limited to Single Detached Dwellings and Semi-Detached Dwellings.

The following zone exceptions shall apply:

Maximum Lot Coverage (bungalow and other than a bungalow): 50%

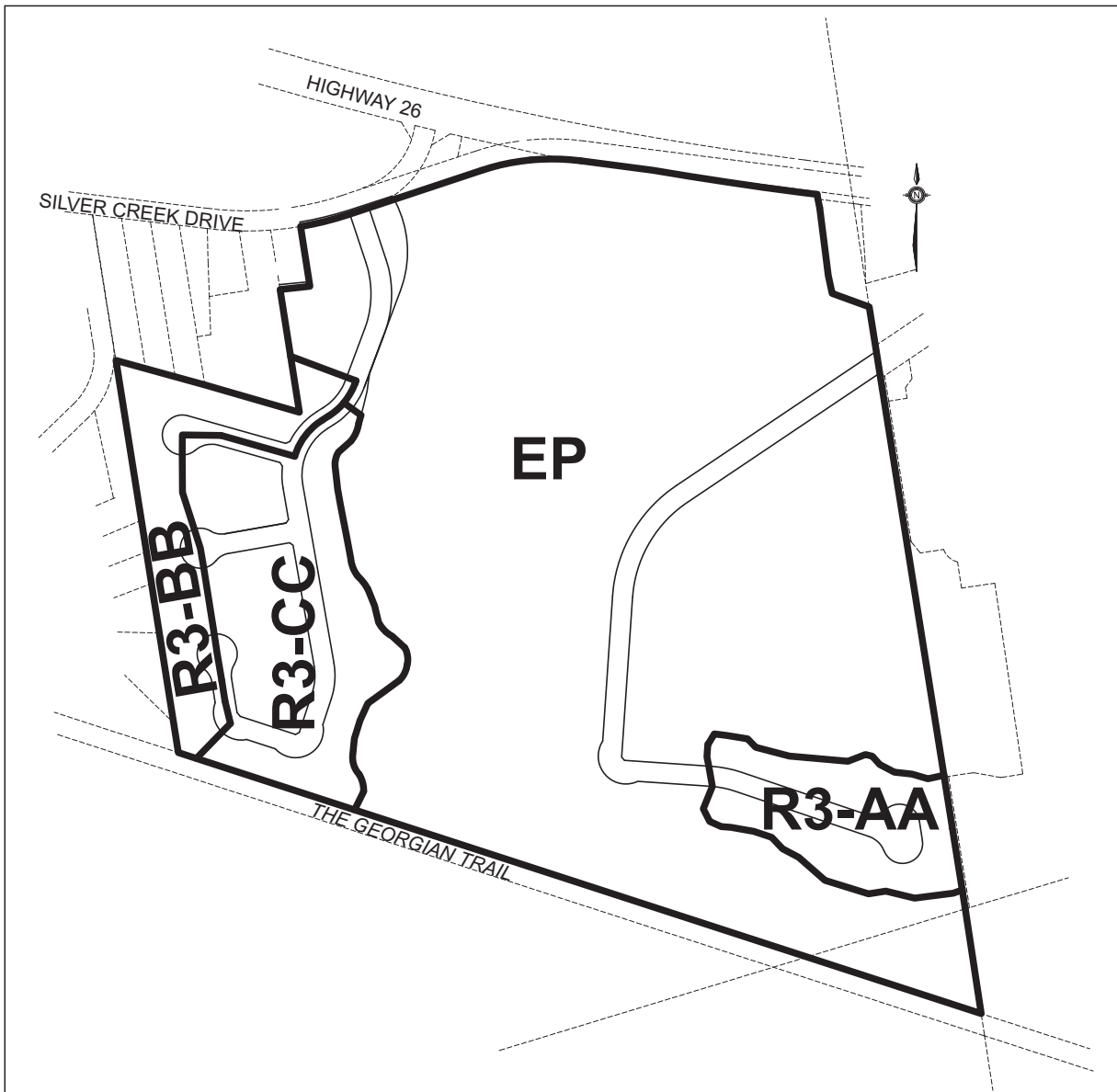
5. **THAT** Zoning By-law 2010-40 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-40 shall in all other respects remain of full force and effect.
6. **THAT** this By-law shall come into full force and effect on the date it is passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06 and if required as a result of such circulation, obtaining the approval from the Local Planning Appeal Tribunal.

ENACTED AND PASSED this ____ day of _____, 2019

Mayor

Clerk

This is Schedule 'A' to By-law No. 20__ - __ enacted and passed the ____ day of _____, 20__.



MAYOR

CLERK